081.0	0003	0008.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	749,400 / 749,400
					USE VALUE:	749,400 / 749,400
					ASSESSED:	749,400 / 749,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		KINGS CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YOUNG ROBERT S & ERIKO
Owner 2:	
Owner 3:	
Street 1:	15 KINGS COURT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,112 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1988, having primarily Vinyl Exterior and 2293 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7112.000	350,400		399,000	749,400
Total Card	0.163	350,400		399,000	749,400
Total Parcel	0.163	350,400		399,000	749,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 326.79 | /Parcel: 326.7

Legal Description

User Acct

147031

GIS Ref

GIS Ref

Insp Date

08/17/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 081.0-0003-0008.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	350,400	0	7,112.	399,000	749,400	749,400	Year End Roll	12/18/2019
2019	101	FV	284,400	0	7,112.	404,700	689,100	689,100	Year End Roll	1/3/2019
2018	101	FV	284,400	0	7,112.	302,100	586,500	586,500	Year End Roll	12/20/2017
2017	101	FV	284,400	0	7,112.	273,600	558,000	558,000	Year End Roll	1/3/2017
2016	101	FV	284,400	0	7,112.	262,200	546,600	546,600	Year End	1/4/2016
2015	101	FV	283,700	0	7,112.	222,300	506,000	506,000	Year End Roll	12/11/2014
2014	101	FV	283,700	0	7,112.	210,900	494,600	494,600	Year End Roll	12/16/2013
2013	101	FV	283,700	0	7,112.	200,600	484,300	484,300		12/13/2012

!6568!

PRINT

Date	Time
12/10/20	21:19:37

LAST REV

Date	Time
08/30/18	15:44:44

mmcmakin

6568

USER DEFINED

Prior Id # 1:	147031
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROOKVIEW DEV.	21656-168		1/3/1992		133,100	No	No		L

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2003	697	Wood Dec	7,500	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
8/17/2018	MEAS&NOTICE	BS	Barbara S
3/28/2009	Meas/Inspect	345	PATRIOT
11/6/2000	Hearing N/C		
2/3/2000	Inspected	276	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Measured	264	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7112		Sq. Ft.	Site		0	70.	0.80	5			Ledge	-10					399,016						399,000	

Total AC/HA:	0.16327	Total SF/SM:	7112	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	399,016	Spl Credit		Total:	399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1988	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	4 - Radiant H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.9	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.22527933
Const Adj.:	1.00979996
Adj $ / SQ:	154.661
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	432052
Depreciation:	81658
Depreciated Total:	350394

COMMENTS

SCUTTLE.. BACKYARD=LEDGE 100%
UNUSEABLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1	HB	1				

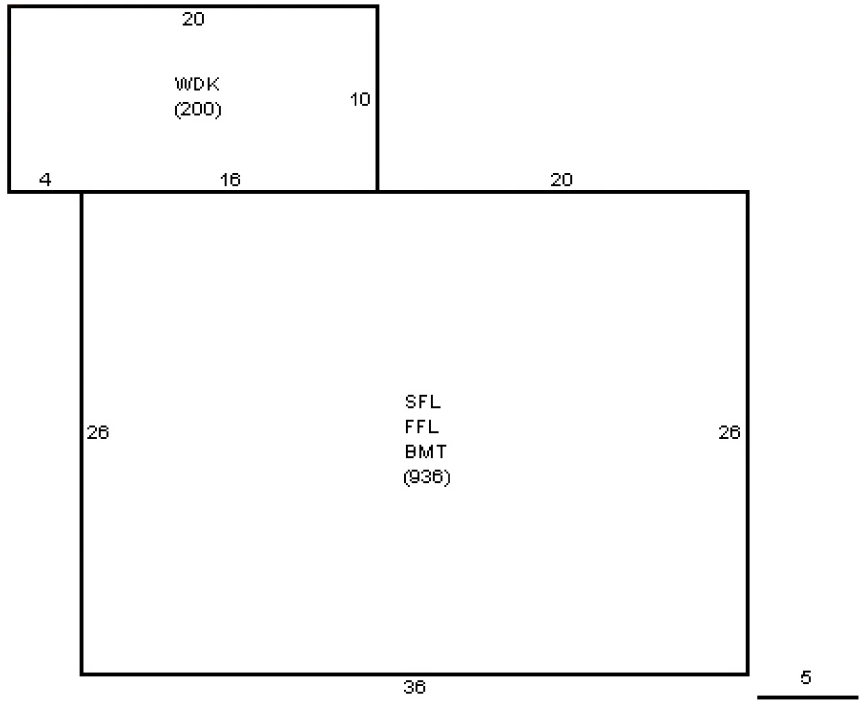
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	936	61.480	57,543
FFL	First Floor	936	154.660	144,763
SFL	Second Floor	889	154.660	137,524
WDK	Deck	200	11.110	2,222
	Net Sketched Area:	2,961	Total:	342,052
Size Ad	1825.2000	Gross Are	3008	FinArea 2293

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
SFL	95				

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	154.66
Special Features:	0	Val/Su Net:	118.34
Final Total:	350400	Val/Su SzAd	191.98

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 081.0-0003-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: